

1 LUIS A. AYON, ESQ.
2 Nevada Bar No. 9752
3 **AYON LAW, PLLC**
4 8716 Spanish Ridge Avenue, Suite 115
5 Las Vegas, Nevada 89148
6 Telephone: (702) 600-3200
7 Facsimile: (702) 947-7110
8 E-Mail: laa@ayonlaw.com

9 *Attorneys for Defendant,*
10 *Vegas MGT, LLC*

11 **UNITED STATES DISTRICT COURT**
12 **DISTRICT OF NEVADA**

13 WELLS FARGO BANK, N.A., a national
14 association,

15 Plaintiff,

16 v.

17 VEGAS MGT, LLC, a Nevada limited-
18 liability company; PACIFIC LEGENDS
19 EAST CONDOMINIUM ASSOCIATES, a
20 Nevada non-profit corporation; ALESSI &
21 KOENIG, LLC, a limited-liability
22 company,

23 Defendants.

Case No.: 2:18-cv-02067-RCJ-GWF

**MOTION TO WITHDRAW AS COUNSEL
FOR DEFENDANT VEGAS MGT, LLC
AND REQUEST TO BE REMOVED FROM
ECF SERVICE LIST**

24 COMES NOW, Luis A. Ayon, Esq. of the law firm of AYON LAW, PLLC (hereinafter
25 referred to as "Counsel"), counsel of record for Defendant Vegas MGT, LLC (hereinafter referred
26 to as "Defendant" or "Vegas MGT"), and pursuant to LR IA 11-6 and SCR 46, counsel hereby
27 moves this Court for an Order Granting Counsel's Motion to Withdraw as Counsel of Record for
28 Defendant, with regard to the above-referenced matter.

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This Motion is made and based upon the following memorandum of points and authorities, the papers and pleadings on file herein, as well as the Declaration of Luis A. Ayon, Esq., in support of the Motion to Withdraw as counsel attached hereto.

DATED this 7th day of August, 2019.

AYON LAW, PLLC

/s/ Luis A. Ayon

LUIS A. AYON, ESQ.

Nevada Bar No. 9752

8716 Spanish Ridge Avenue, Suite 115
Las Vegas, Nevada 89148

1 **MEMORANDUM OF POINTS AND AUTHORITIES**

2 **I. FACTURAL BACKGROUND**

3 This matter arose out of a Complaint [ECF No. 1] filed by Wells Fargo (hereinafter
4 referred to as “Plaintiff” or “Wells Fargo”) on or about October 26, 2018, in the United States
5 District Court matter bearing Case No.: 2:18-cv-02067-RCJ-GWF, in which Plaintiff was seeking
6 relief from damages against Defendants regarding the property known as 1300 South Arlington
7 Street, #123, Las Vegas, Nevada 89104. Counsel was retained by Defendant Vegas MGT, and
8 then filed an Answer on Defendant’s behalf [ECF No. 13] on or about January 3, 2019.

9 The parties negotiated terms for settlement throughout the course of this litigation and
10 came upon an agreement that they were satisfied with. The parties entered into a Stipulation for
11 Dismissal [ECF No. 19], in which the Court granted [ECF No. 20] on or July 19, 2019, to conclude
12 this matter.

13 There being no further motions or issues to be discussed with this matter, Defendant Vegas
14 Property has requested that the relationship between it and Counsel be terminated.

15 **II. LEGAL ANALYSIS**

16 Counsel has good cause to withdraw its representation pursuant to Rule 1.16(b) of the
17 Nevada Rules of Professional Conduct (hereinafter referred to as “NRPC”) wherein it states that:
18 *See* NRPC 1.16(b):

19 (1) “Withdrawal can be accomplished without material adverse effect on the interests of
20 the client”

21 ...

22 (6) The representation will result in an unreasonable financial burden on the lawyer or has
23 been rendered unreasonably difficult by the client; or

24 (7) Other good cause for withdrawal exists.”
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1 Furthermore, the attorney client relationship has dissolved at the client's request.
2 Supreme Court Rule 41 reads that:

3 "The attorney in an action or special proceedings may be changed at any time before
4 judgment or final determination as follows:

- 5
- 6 1. Upon consent of the attorney, approved by the client.
 - 7 2. Upon the order of the court or judge thereof on the application of the attorney or
8 client."

9 See SCR 41:

10 Pursuant to the request of Ayon Law, Counsel has terminated its agreement of
11 representation with Defendant for this matter and requests this Court to allow Counsel to
12 withdraw as Defendant's attorney of record. There being no outstanding issues with this
13 litigation, Vegas MGT will not be prejudice by this withdrawal.

14 **III. CONCLUSION**

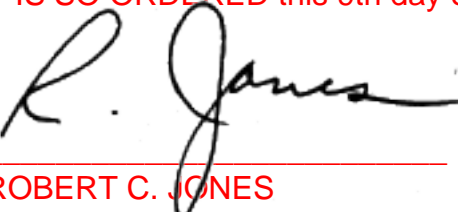
15 Counsel respectfully requests of this Court to approve his withdrawal of representation of
16 Defendant without delay there are no other outstanding issues with regard this litigation and the
17 parties have entered into a dismissal. Moreover, Ayon Law requests that it be removed from the
18 ECF service list.

19 DATED this 7th day of August, 2019.

20 **AYON LAW, PLLC**

21
22 /s/ Luis A. Ayon
23 LUIS A. AYON, ESQ.
24 Nevada Bar No. 9752
25 8216 Spanish Ridge Ave., #115
26 Las Vegas, Nevada 89148

27 **IT IS SO ORDERED this 9th day of August, 2019.**

28 
ROBERT C. JONES